

# 16 87-78-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and first attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 b (3) to allow 33 parking spaces in lieu of the required 49 spaces and from Section 413.2 f, to permit 169 total square feet, in lieu of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Site too small to comply with existing parking regulations and need of additional signage in light of inter-block location.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee:  
KFC National Management Company  
(Type or Print Name)  
Signature: Joseph M. Smiley  
Real Estate Representative  
7225 Parkway Drive  
Address: Hanover, Maryland 21076  
City and State

Legal Owner(s):  
Ruth Ann Adams  
(Type or Print Name)  
Signature: Ruth Ann Adams  
(Type or Print Name)

Attorney for Petitioner:  
E. Harrison Stone  
(Type or Print Name)  
Signature: E. Harrison Stone  
Suite 600, 102 W. Pennsylvania Ave.  
Address: Towson, Maryland 21204  
City and State  
Attorney's Telephone No. 823-1800

c/o Maloney & Associates, Inc.  
4325 St. Elmo Avenue  
Address: Bethesda, MD 20814  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of September, 1986, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

RE: PETITION FOR VARIANCES  
S/S of Joppa Rd., 785'  
W of Old Harford Rd.  
(2205 E. Joppa Rd.)  
9th District  
RUTH ANN ADAMS, Petitioner : Case No. 87-78-A

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to E. Harrison Stone, Esquire, Suite 600, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and KFC National Management Company, Joseph M. Smiley, Real Estate Representative, 7225 Parkway Dr., Hanover, MD 21076, Lessee.

Peter Max Zimmerman

IN RE: PETITION ZONING VARIANCE  
S/S of Joppa Road, 785' W of  
Old Harford Road (2205 East  
Joppa Road) - 9th Election  
District  
Ruth Ann Adams,  
Petitioner  
\* \* \* \* \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner originally petitioned for variances to permit 33 parking spaces in lieu of the required 40 spaces and other business signs totaling 169 square feet in lieu of the required 100 square feet. Prior to the hearing, the Petition was revised to delete the parking variance request, thereby limiting the hearing solely to the issue of signs, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Tony Cortea, STV/Lyons Associates, appeared and testified and was represented by Counsel. The Protestants who appeared were opposed only to the parking variance and not to the sign variance. After dismissing the parking request, they had no further concern. Bud Copenhaver, an adjacent residential property owner to the south, was not opposed to the requests but wanted a six-foot stockade fence constructed along the common boundary to limit trash and traffic from the Kentucky Fried Chicken (KFC) restaurant site.

Testimony indicated that the subject property, located on Joppa Road and zoned B.L. and B.M., will be improved with a KFC restaurant. The Lessee is requesting a double-faced identification (ID) sign totaling 130.6 square feet; a double-faced "drive-thru" strip, to be placed below the ID sign on the same pylons, totaling 19 square feet; and a single-faced menu board containing 20

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of September, 1986, that the Petition for Zoning Variance to permit other business signs totaling 169 square feet in lieu of the required 100 square feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its sign permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of Baltimore County

AI/srl  
cc: E. Harrison Stone, Esquire  
Mr. Robert Holt  
Ms. Dorothy Owens  
Mr. Bud Copenhaver  
People's Counsel

ORDER RECEIVED FOR FILING

DATE

BY

## STV/ ON ASSOCIATES.

ENGINEERS, ARCHITECTS & PLANNERS  
2110 W. Joppa Road  
Baltimore, MD 21204-2722  
301/744-9112

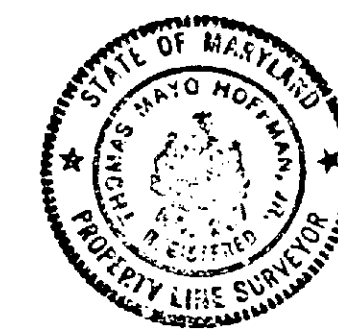
ZONING DESCRIPTION  
NO. 2205 EAST JOPPA ROAD,  
ELECTION DISTRICT NO. 9-C6,  
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point along the southerly right-of-way line of East Joppa Road (70' wide), said point being distant 795 + feet westerly of the centerline of Old Harford Road, thence running along said southerly right-of-way line of East Joppa Road, as follows,

1. North 89°20'23" East 125.73 feet to a point, thence leaving East Joppa Road and running for the three following courses and distances,
2. South 23°24'00" West 251.48 feet to a point thence,
3. North 58°41'00" West 140.23 feet to a point thence,
4. North 30°59'00" East 182.50 feet to the point of beginning . . . containing 27,231.85 square feet or 0.6252 acre of land, more or less.

Thomas M. Hoffman, Jr.  
M.D. Reg. Property Line Surveyor No. 267

July 8, 1986



STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Environmental Scientists  
STV Architects, Architects, Planners, Construction Managers, Environmental Scientists  
STV Engineers, Engineers, Architects, Planners, Construction Managers, Environmental Scientists  
STV Surveyors, Surveyors, Engineers, Architects, Planners, Construction Managers, Environmental Scientists

MICROFILMED

square feet. All signs are the standard size utilized by KFC, based on its experience as to what sizes are needed along major, heavily traveled roads such as Joppa Road.

The Petitioner seeks relief from Section 413.2.f, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1972). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 29 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

PETITION FOR ZONING VARIANCES  
9th Election District  
Case No. 87-78-A

LOCATION: South Side of Joppa Road, 785 feet west of Old Harford Road (2205 East Joppa Road)  
DATE AND TIME: Monday, September 8, 1986, at 10:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

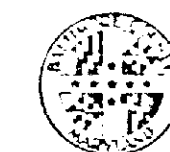
Petition for Zoning Variance to permit 33 parking spaces in lieu of the required 40 spaces and 169 total square feet of signage in lieu of the permitted 100 square feet

Being the property of Ruth Ann Adams, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

September 3, 1986

E. Harrison Stone, Esquire  
Suite 600  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES  
S/S of Joppa Rd., 785' W of Old Harford Rd.  
(2205 E. Joppa Rd.)  
9th Election District  
Ruth Ann Adams - Petitioner  
Case No. 87-78-A

Dear Mr. Stouet:

This is to advise you that \$73.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

County, Maryland, and remit to, Towson, Maryland

DATE RECEIVED  
AMOUNT \$  
FOR  
VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

E. Harrison Stone, Esquire  
Suite 600  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

July 25, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCES  
S/S of Joppa Rd., 785' W of Old Harford Rd.  
(2205 E. Joppa Rd.)  
9th Election District  
Ruth Ann Adams - Petitioner  
Case No. 87-78-A

TIME: 10:30 a.m.

DATE: Monday, September 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*Arnold Jablon*  
Zoning Commissioner Arnold Jablon  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 021700

DATE: 7/25/86 ACCOUNT: 01112

AMOUNT: \$ 100.00

RECEIVED FROM: Ruth Ann Adams

FOR: Zoning Commission

VALIDATION OR SIGNATURE OF CARRIER

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner Date: August 21, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions NO. 87-78-A and 87-79-A

This office shares the concerns expressed by the Department of  
Traffic Engineering.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JCH:slm

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494 3550

STEPHEN E. COLLIS  
DIRECTOR

September 10, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

COMMENTS FOR REVISED PLANS for item #16, K.F.C., 2205 E. Joppa Road

Dear Mr. Jablon:

The site plan fails to provide a sufficient number of stacking  
spaces for the drive-in window. This site should have only one curb  
cut on Joppa Road.

Very truly yours,

*Michael S. Flaminio*  
Michael S. Flaminio  
Traffic Engineer Associate II

MSF:lt

*Michael S. Flaminio*

RECEIVED  
SEP 16 1986  
ZONING OFFICE

AUGUST 19, 1986

July 22, 1986  
RUTH ANN ADAMS  
S/S JOPPA RD. 795' W.  
OF OLD HARFORD RD.

Comments on Item #16 - Zoning Advisory Committee Meeting are as follows:  
Property Owner: Ruth Ann Adams  
Petitioner: Ruth Ann Adams  
Petition for Zoning Variance  
District: 9th.

APPLICABLE ITEMS ARE LISTED:  
1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.A. #111-1) - 1980, and other applicable codes and standards.  
2. A building and other miscellaneous permits shall be required before the start of any construction.  
3. Independently, two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is not required on plans and technical data.  
4. Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.  
5. All the Group except 2-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. See Table 205, Section 205.1 and Table 205.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.  
6. The structure does not appear to comply with Table 205 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 205 and 206 and have your Architect/Engineer contact this department.  
7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.  
8. When filing for a requested Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or engineering seals are usually required. The Grant of Use Groups are from Use to Use. See Section 205 of the Building Code.  
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 1500 of the Building Code as adopted by Council Bill #17-85. Site plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.  
10. Comments: The State applies the required number of spaces provided not the number required. Therefore 4 handicapped spaces shall be provided unless the State Codes Administrator has granted a waiver.  
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 106 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

MICROFILMED

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

August 1, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooo  
Chairman

MEMBERS  
Bureau of  
Engineering

Department of  
Traffic Engineering

State Roads Commission  
Bureau of  
Fire Prevention

Health Department  
Project Planning

Building Department  
Board of Education

Zoning Administration  
Industrial  
Development

E. Harrison Stone, Esquire  
Suite 600  
102 N. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 16 - Case No. 87-78-A  
Petitioner: Ruth Ann Adams  
Petition for Zoning Variance

Dear Mr. Stone:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above-referenced petition. The following  
comments are not intended to indicate the appropriateness of the  
zoning action requested, but to assure that all parties are made  
aware of plans or problems with regard to the development plans  
that may have a bearing on this case. The Director of Planning  
may file a written report with the Zoning Commissioner with recom-  
mendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the  
Committee at this time that offer or request information on your  
petition. If similar comments from the remaining members are  
received, I will forward them to you. Otherwise, any comment that  
is not informative will be placed in the hearing file. This  
petition was accepted for filing on the date of the enclosed  
filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: STV/Lyons Associates  
21 Governor's Court  
Baltimore, Maryland 21207

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

September 9, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon: Revised

Comments on Item # 16 / Zoning Advisory Committee Meeting are as follows:

Property Owner: Ruth Ann Adams  
Location: S/S Joppa Road, 795 feet W Old Harford Road  
District: 9th.

APPLICABLE ITEMS ARE LISTED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.A. #111-1) - 1980, and other applicable codes and standards.  
A zoning permit is also required.
2. Independently, two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is not required on plans and technical data.
3. Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
4. All the Group except 2-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. See Table 205, Section 205.1 and Table 205.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
5. The structure does not appear to comply with Table 205 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 205 and 206 and have your Architect/Engineer contact this department.
6. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
7. When filing for a requested Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or engineering seals are usually required. The Grant of Use Groups are from Use to Use. See Section 205 of the Building Code.
8. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 1500 of the Building Code as adopted by Council Bill #17-85. Site plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
9. Comments: The State applies the required number of spaces provided not the number required. Therefore 4 handicapped spaces shall be provided unless the State Codes Administrator has granted a waiver.
10. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 106 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

SPECIAL  
NOTE:

*Charles E. Shuman*  
Charles E. Shuman  
Building Plans Dept.

ROYSTON, MUELLER, McLEAN & REID  
ARCHITECTS/PLANNERS  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204-4375

July 3, 1986

Arnold Jablon, Esq.  
Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Petition for Variance  
(2205 Joppa Road, Baltimore County)

Dear Mr. Jablon:

We have filed, concurrent with this letter request, a  
Petition requesting a certain zoning variance (parking)  
pertaining to the above-captioned property.

Because of various contractual and planning commitments,  
an early hearing date on our Petition is absolutely essential.

Accordingly, we urge your favorable consideration of this  
request.

Thank you.

Very truly yours,  
*E. Harrison Stone*  
E. Harrison Stone

FHS:try

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BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

July 31, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 16 - Zoning Advisory Committee Meeting are as follows:

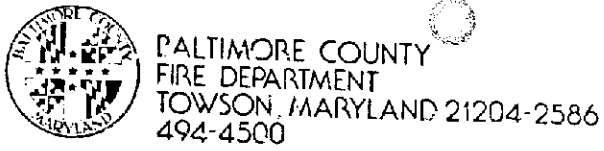
Property Owner: Ruth Ann Adams  
Petitioner: Ruth Ann Adams  
Petition for Zoning Variance  
District: 9th.

APPLICABLE ITEMS ARE LISTED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.A. #111-1) - 1980, and other applicable codes and standards.  
A zoning permit is also required.
2. Independently, two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is not required on plans and technical data.
3. Commercial: Three sets of construction drawings sealed and signed by a registered Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
4. All the Group except 2-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. See Table 205, Section 205.1 and Table 205.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
5. The structure does not appear to comply with Table 205 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 205 and 206 and have your Architect/Engineer contact this department.
6. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
7. When filing for a requested Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or engineering seals are usually required. The Grant of Use Groups are from Use to Use. See Section 205 of the Building Code.
8. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 1500 of the Building Code as adopted by Council Bill #17-85. Site plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
9. Comments: Signs shall comply to Article 19 as amended. Provide legitimate handicapped parking sign. Marking on pavement does not meet Code.
10. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 106 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

MICROFILMED





PAUL H. REINCKE  
CHIEF

July 30, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Ruth Ann Adams

Location: S/S Joppa Road, 795' W. Old Harford Road

Item No.: 16 Zoning Agenda: Meeting of 7/22/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]*  
Planning Group  
Special Inspection Division

Noted and Approved: *[Signature]*  
Fire Prevention Bureau

/mb

MICROFILMED

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1986

THE JEFFERSONIAN,

*[Signature]*

Publisher  
Cost of Advertising

24.75

MICROFILMED



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 22, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 16 -ZAC- Meeting of July 22, 1986  
Property Owner: Ruth Ann Adams  
Location: S/S Joppa Road, 795 feet W Old Harford Road  
Existing Zoning: B.M. - CS2 and B.L. - CS2  
Proposed Zoning: Variance to allow 33 parking spaces in lieu of the required 49 spaces and to permit 169 total square feet of signage in lieu of the permitted 100 square ft.  
Acres: 0.6252 acres  
District: 9th Election District

Dear Mr. Jablon:

The Department of Traffic Engineering has reviewed the plan for this site and has the following comments:

1. This site should have only one entrance, with large curb returns, and the required tangent distance between the radius and the property lines.
2. Seven stacking spaces are required from the order board.
3. Parking space #1 is in the 8 foot parking setback area and cannot be allowed.
4. This area is a very busy traffic area, and the variance to parking can be expected to cause congestion in the area.

Very truly yours,

*[Signature]*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSP:lt

MICROFILMED

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 20, 1986.

TOWSON TIMES,

*[Signature]*

Publisher

38.25

PETITION FOR  
ZONING VARIANCES  
9th Election District  
Case No. 87-78-A

LOCATION: South Side of Joppa Road, 795 feet West of Old Harford Road (2205 East Joppa Road)  
DATE AND TIME: Monday, September 1, 1986, at 10:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variances to permit 33 parking spaces in lieu of the required 49 spaces and 169 total square feet of signage in lieu of the permitted 100 square feet.

Being the property of Ruth Ann Adams, as shown on plat filed with the Zoning Office.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County

8/183 Aug. 21  
BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
7856-L1870 Aug 21

77-249  
Case 77-78-A

MR. ARNOLD JABLON

RECEIVED  
SEP 8 1986

ZONING OFFICE

WE OPPOSE CASE NO 87-78A.

RUTH ANN ADAMS

THERE IS ENOUGH CONGESTION

AT THE JOPPA RD - OLD HARFORD

INTERSECTION WITH OUT THE ADDITION

OF A SIGN LARGER THAN ALLOWED AND

A PARKING AREA SMALLER THAN ALLOWED

T. W. CHENOWETH  
CHAIRMAN ZONING COMMITTEE  
CUB HILL CIVIC ORG.  
9221 Smith Ave 21234  
828 1909  
T. W. Chenoweth

MICROFILMED

87-78-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of July, 1986.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Ruth Ann Adams  
Petitioner's Attorney: E. Farrington Stone, Esq.

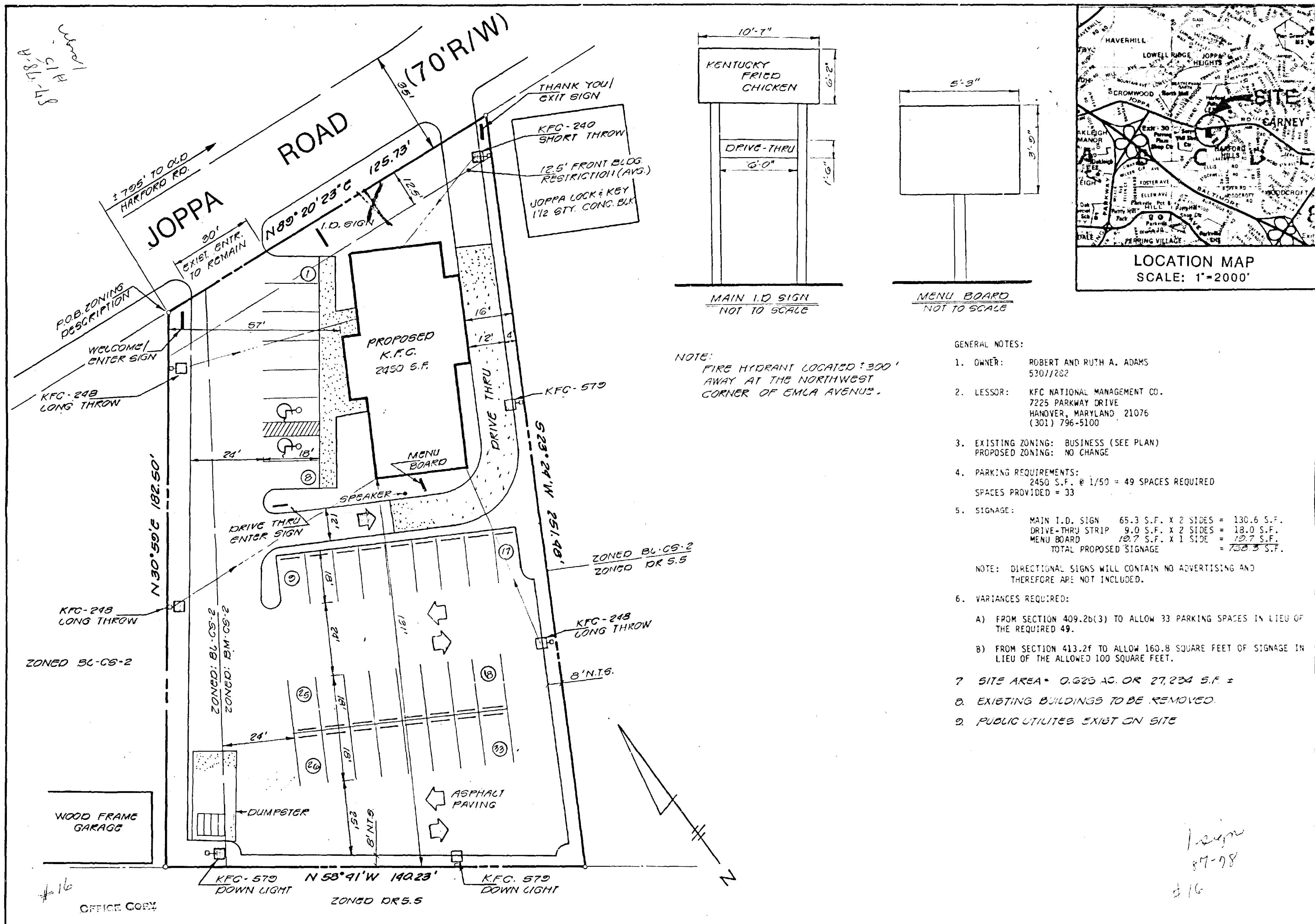
Received by: James E. Eyer  
Chairman, Zoning Plans Advisory Committee

MICROFILMED

## CERTIFICATE OF POSTING

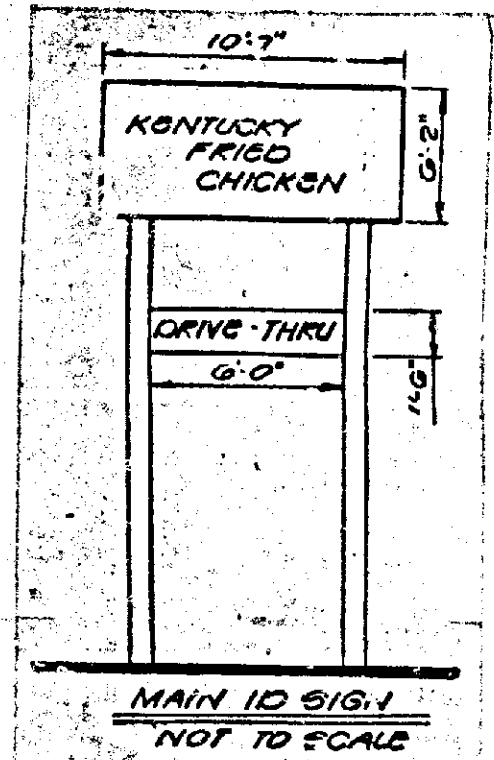
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9-24 Date of Posting: 7/25/86  
Posted for: Ruth Ann Adams  
Petitioner: Ruth Ann Adams  
Location of property: 2205 E. Joppa Rd., 795' W. Old Harford Rd.  
Location of Signs: 2205 E. Joppa Rd., 795' W. Old Harford Rd.  
Remarks: Properly filed.  
Posted by: *[Signature]* Date of return: 8/1/86  
Number of Signs: 1



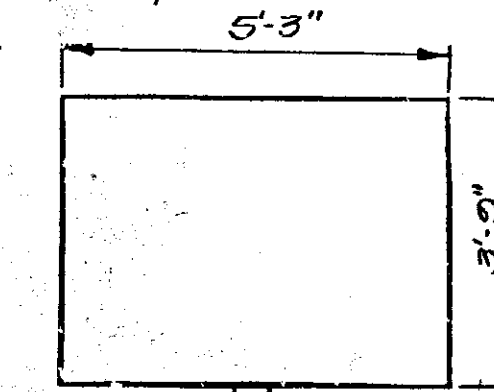


GENERAL NOTES:  
 1. OWNER: ROBERT AND RUTH A. ADAMS, 5307/253  
 2. LESSOR: KFC NATIONAL MANAGEMENT CO., 7725 HANOVER DRIVE, HANOVER, MD 21076 (301) 794-8100  
 3. EXISTING ZONING: BUSINESS (SFE PLAN)  
 4. PROPOSED ZONING: NO CHANGE  
 5. ADVERTISING REQUIREMENTS: 2500 S.F. @ 1/50" = 48 SPACES REQUIRED  
 6. SIGNAGE: MAIN 10' x 10' 66.2 S.F. @ 2 SIZES = 1301.8 S.F.  
 DRIVE-THRU SIGN 8' x 4' 2 SIZES = 128 S.F.  
 SIDEWALK SIGN 4' x 4' 2 SIZES = 128 S.F.  
 TOTAL PROPOSED SIGNAGE = 2000 S.F.  
 NOTES: DIRECTIONAL SIGNS WILL CONTAIN NO ADVERTISING AND THEREFORE ARE NOT INCLUDED.  
 7. DISTANCES REQUIRED:  
 A. FROM SECTION 413.29' TO ALLOW 140.8 SQUARE FEET OF SIGNAGE IN SIGN OF THE ALLOWED 100 SQUARE FEET.  
 8. SITE AREA: 0.025 AC. OR FLTM S.F. @  
 9. EXISTING BUILDINGS TO BE REMOVED.  
 10. ROAD CLOSURE MUST BE ON SITE

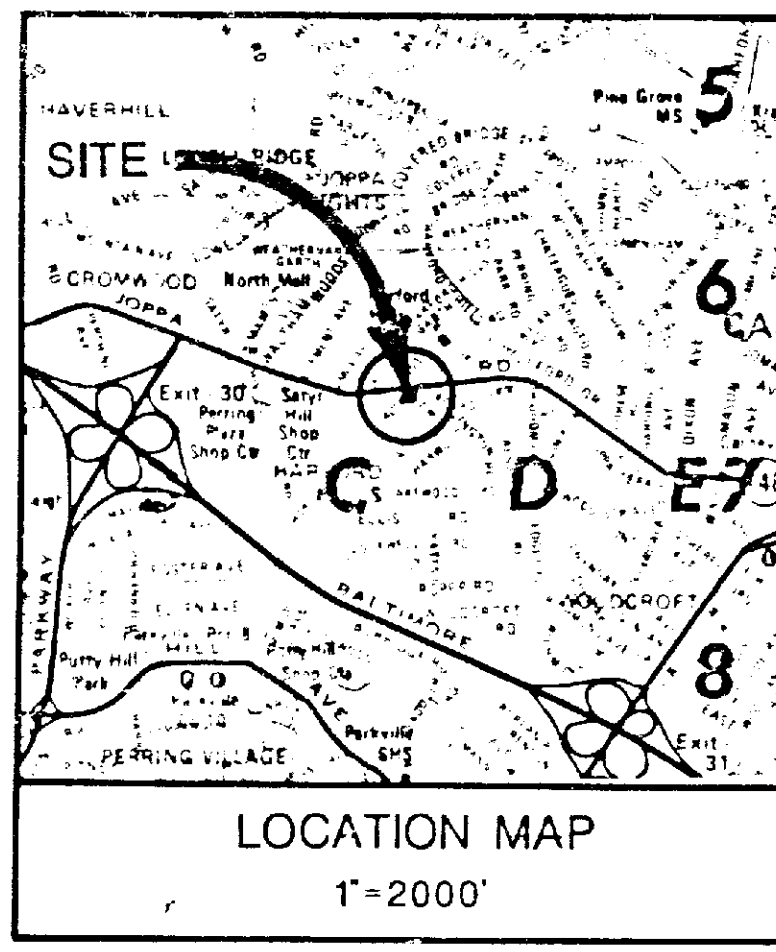
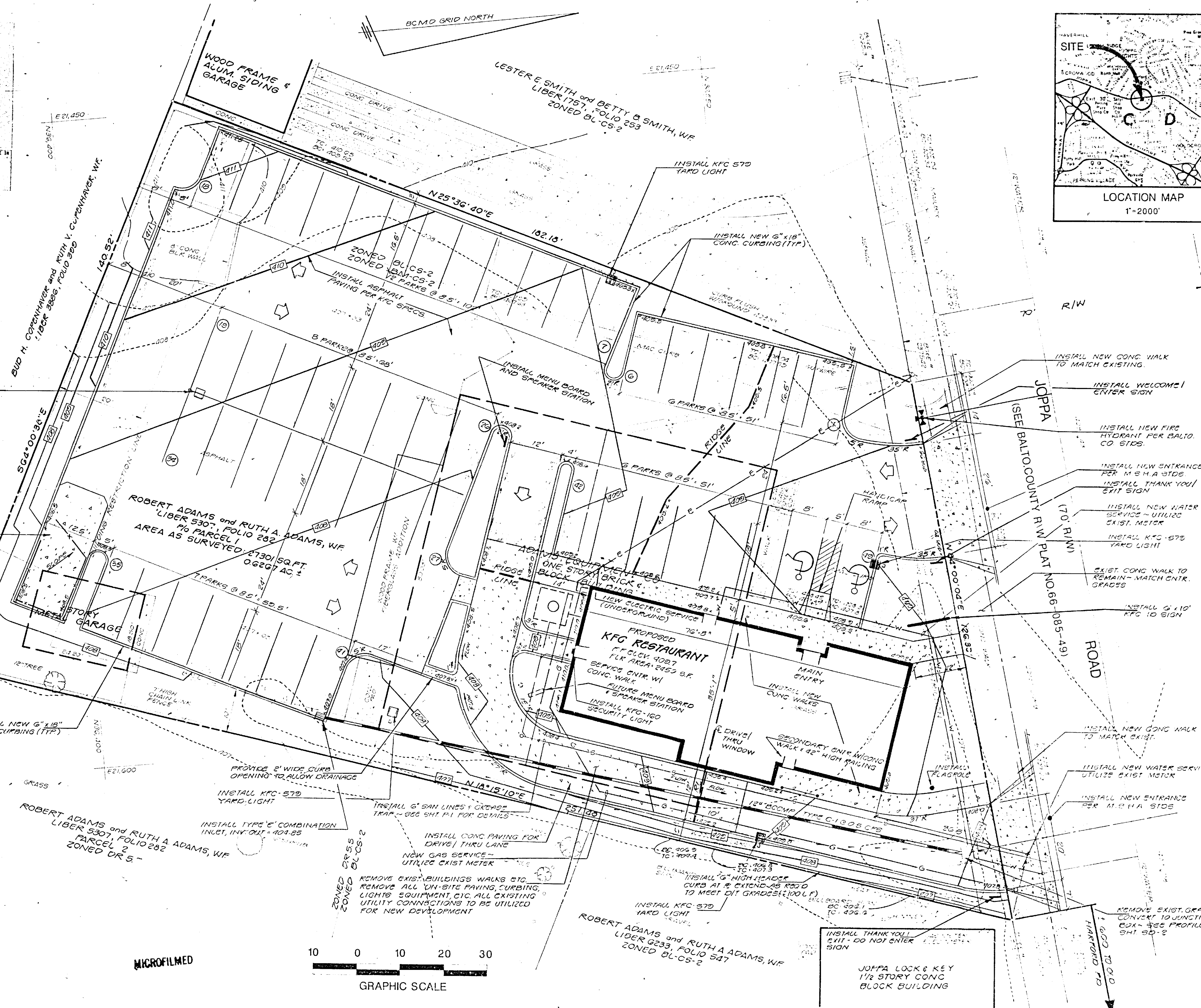


INSTALL KFC-579 YARD LIGHT

INSTALL CONC. PAD & TRASH ENCLOSURE - SEE SHT. 9-2 FOR DETAILS



MENU BOARD NOT TO SCALE



Revisions		
No	Description	Date

Certification

PLAT TO ACCOMPANY  
 PETITION FOR ZONING VARIANCE  
 K.F.C.  
 2205 E JOPPA ROAD  
 9TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

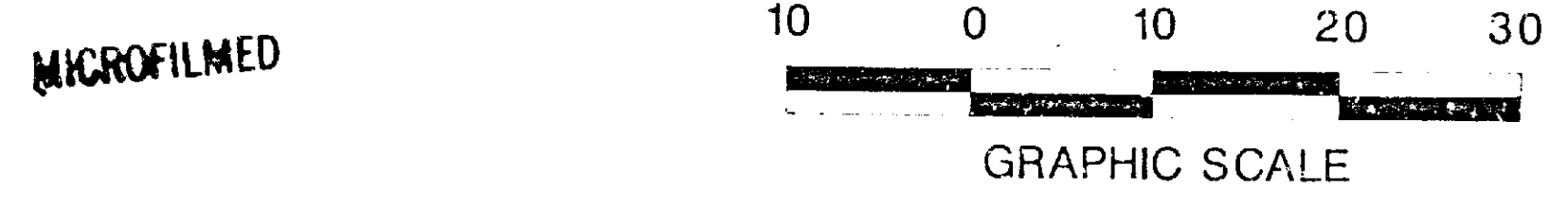
STVLyon Associates  
 Engineers and Surveyors

REVISED PLANS  
 ITEM # 16  
 5-78

Scale: 1" = 10'  
 Date: 8/15/86  
 Drawn By: T. KILLMEYER  
 Job Number: 7807-59-013  
 Sheet: 1 of 1



JOPPA LOCK & KEY  
 1/2 STORY CONC  
 BLOCK BUILDING



# 16 87-78-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and first attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 b (3) to allow 33 parking spaces in lieu of the required 49 spaces and from Section 413.2 f, to permit 169 total square feet, in lieu of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Site too small to comply with existing parking regulations and need of additional signage in light of inter-block location.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee:  
KFC National Management Company  
(Type or Print Name)  
Signature: Joseph M. Smiley  
Real Estate Representative  
7225 Parkway Drive  
Address: Hanover, Maryland 21076  
City and State

Legal Owner(s):  
Ruth Ann Adams  
(Type or Print Name)  
Signature: Ruth Ann Adams  
(Type or Print Name)

Attorney for Petitioner:  
E. Harrison Stone  
(Type or Print Name)  
Signature: E. Harrison Stone  
Suite 600, 102 W. Pennsylvania Ave.  
Address: Towson, Maryland 21204  
City and State  
Attorney's Telephone No. 823-1800

c/o Maloney & Associates, Inc.  
4325 St. Elmo Avenue  
Address: Bethesda, MD 20814  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of September, 1986, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

RE: PETITION FOR VARIANCES  
S/S of Joppa Rd., 785'  
W of Old Harford Rd.  
(2205 E. Joppa Rd.)  
9th District  
RUTH ANN ADAMS, Petitioner : Case No. 87-78-A

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to E. Harrison Stone, Esquire, Suite 600, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and KFC National Management Company, Joseph M. Smiley, Real Estate Representative, 7225 Parkway Dr., Hanover, MD 21076, Lessee.

Peter Max Zimmerman

IN RE: PETITION ZONING VARIANCE  
S/S of Joppa Road, 785' W of  
Old Harford Road (2205 East  
Joppa Road) - 9th Election  
District  
Ruth Ann Adams,  
Petitioner  
\* \* \* \* \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner originally petitioned for variances to permit 33 parking spaces in lieu of the required 40 spaces and other business signs totaling 169 square feet in lieu of the required 100 square feet. Prior to the hearing, the Petition was revised to delete the parking variance request, thereby limiting the hearing solely to the issue of signs, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Tony Cortea, STV/Lyons Associates, appeared and testified and was represented by Counsel. The Protestants who appeared were opposed only to the parking variance and not to the sign variance. After dismissing the parking request, they had no further concern. Bud Copenhaver, an adjacent residential property owner to the south, was not opposed to the requests but wanted a six-foot stockade fence constructed along the common boundary to limit trash and traffic from the Kentucky Fried Chicken (KFC) restaurant site.

Testimony indicated that the subject property, located on Joppa Road and zoned B.L. and B.M., will be improved with a KFC restaurant. The Lessee is requesting a double-faced identification (ID) sign totaling 130.6 square feet; a double-faced "drive-thru" strip, to be placed below the ID sign on the same pylons, totaling 19 square feet; and a single-faced menu board containing 20

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of September, 1986, that the Petition for Zoning Variance to permit other business signs totaling 169 square feet in lieu of the required 100 square feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its sign permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of Baltimore County

AI/srl

cc: E. Harrison Stone, Esquire  
Mr. Robert Holt  
Ms. Dorothy Owens  
Mr. Bud Copenhaver  
People's Counsel

ORDER RECEIVED FOR FILING

DATE

BY

- 3 -

## STV/ ON ASSOCIATES.

ENGINEERS, ARCHITECTS & PLANNERS  
2110 W. Joppa Road  
Baltimore, MD 21207-2722  
301/744-9112

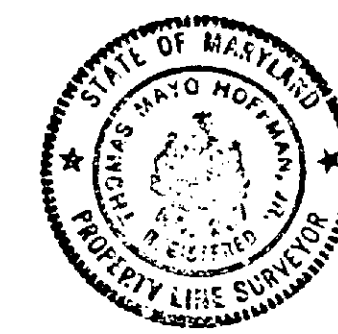
ZONING DESCRIPTION  
NO. 2205 EAST JOPPA ROAD,  
ELECTION DISTRICT NO. 9-C6,  
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point along the southerly right-of-way line of East Joppa Road (70' wide), said point being distant 795 + feet westerly of the centerline of Old Harford Road, thence running along said southerly right-of-way line of East Joppa Road, as follows,

1. North 89°20'23" East 125.73 feet to a point, thence leaving East Joppa Road and running for the three following courses and distances,
2. South 23°24'00" West 251.48 feet to a point thence,
3. North 58°41'00" West 140.23 feet to a point thence,
4. North 30°59'00" East 182.50 feet to the point of beginning . . . containing 27,231.85 square feet or 0.6252 acre of land, more or less.

Thomas M. Hoffman, Jr.  
M.D. Reg. Property Line Surveyor No. 267

July 8, 1986



STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Environmental, Surveyors  
STV Baltimore Transportation Associates, STV Civil Associates, STV Management Consultants, Inc., STV  
P. C. Management & Associates, STV/Solomon & Thomas, STV/Solomon & Thomas, STV/Solomon & Thomas, STV/Solomon & Thomas

MICROFILMED

square feet. All signs are the standard size utilized by KFC, based on its experience as to what sizes are needed along major, heavily traveled roads such as Joppa Road.

The Petitioner seeks relief from Section 413.2.f, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1972). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 29 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

- 2 -

PETITION FOR ZONING VARIANCES  
9th Election District  
Case No. 87-78-A

LOCATION: South Side of Joppa Road, 785 feet West of Old Harford Road (2205 East Joppa Road)  
DATE AND TIME: Monday, September 8, 1986, at 10:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit 33 parking spaces in lieu of the required 40 spaces and 169 total square feet of signage in lieu of the permitted 100 square feet

Being the property of Ruth Ann Adams, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

MICROFILMED



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

JAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

September 3, 1986

E. Harrison Stone, Esquire  
Suite 600  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES  
S/S of Joppa Rd., 785' W of Old Harford Rd.  
(2205 E. Joppa Rd.)  
9th Election District  
Ruth Ann Adams - Petitioner  
Case No. 87-78-A

Dear Mr. Stouet:

This is to advise you that \$73.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

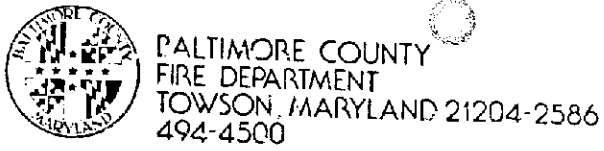
County, Maryland, and remit to, Towson, Maryland

DATE RECEIVED  
AMOUNT \$  
FOR  
VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED







PAUL H. REINCKE  
CHIEF

July 30, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: Ruth Ann Adams

Location: S/S Joppa Road, 795' W. Old Harford Road

Item No.: 16 Zoning Agenda: Meeting of 7/22/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]*  
Planning Group  
Special Inspection Division

Noted and Approved: *[Signature]*  
Fire Prevention Bureau

/mb

MICROFILMED

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1986

THE JEFFERSONIAN,

*[Signature]*

Publisher  
Cost of Advertising

24.75

MICROFILMED



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 22, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 16 -ZAC- Meeting of July 22, 1986  
Property Owner: Ruth Ann Adams  
Location: S/S Joppa Road, 795 feet W Old Harford Road  
Existing Zoning: B.M. - CS2 and B.L. - CS2  
Proposed Zoning: Variance to allow 33 parking spaces in lieu of the required 49 spaces and to permit 169 total square feet of signage in lieu of the permitted 100 square ft.  
Acres: 0.6252 acres  
District: 9th Election District

Dear Mr. Jablon:

The Department of Traffic Engineering has reviewed the plan for this site and has the following comments:

1. This site should have only one entrance, with large curb returns, and the required tangent distance between the radius and the property lines.
2. Seven stacking spaces are required from the order board.
3. Parking space #1 is in the 8 foot parking setback area and cannot be allowed.
4. This area is a very busy traffic area, and the variance to parking can be expected to cause congestion in the area.

Very truly yours,

*[Signature]*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSP:lt

MICROFILMED

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 20, 1986.

TOWSON TIMES,

*[Signature]*

Publisher

38.25

PETITION FOR  
ZONING VARIANCES  
9th Election District  
Case No. 87-78-A

LOCATION: South Side of Joppa Road, 795 feet West of Old Harford Road (2205 East Joppa Road)  
DATE AND TIME: Monday, September 1, 1986, at 10:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variances to permit 33 parking spaces in lieu of the required 49 spaces and 169 total square feet of signage in lieu of the permitted 100 square feet.

Being the property of Ruth Ann Adams, as shown on plat filed with the Zoning Office.

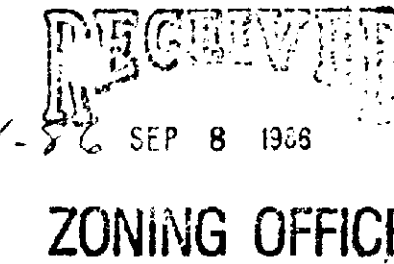
In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of

ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
7/26/86-LTR77 Aug 21

77-249  
Case 77-78-A

MR. ARNOLD JABLON



WE OPPOSE CASE NO 87-78A.

RUTH ANN ADAMS

THERE IS ENOUGH CONGESTION

AT THE JOPPA RD - OLD HARFORD

INTERSECTION WITH OUT THE ADDITION

OF A SIGN LARGER THAN ALLOWED AND

A PARKING AREA SMALLER THAN ALLOWED

T. W. CHENOWETH  
CHAIRMAN ZONING COMMITTEE  
CUB HILL CIVIC ORG.  
9221 Smith Ave 21234  
828 1909  
T. W. Chenoweth

MICROFILMED

87-78-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of July, 1986.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Ruth Ann Adams  
Petitioner's Attorney: E. Farrington Stone, Esq.

Received by: James E. Eyer  
Chairman, Zoning Plans Advisory Committee

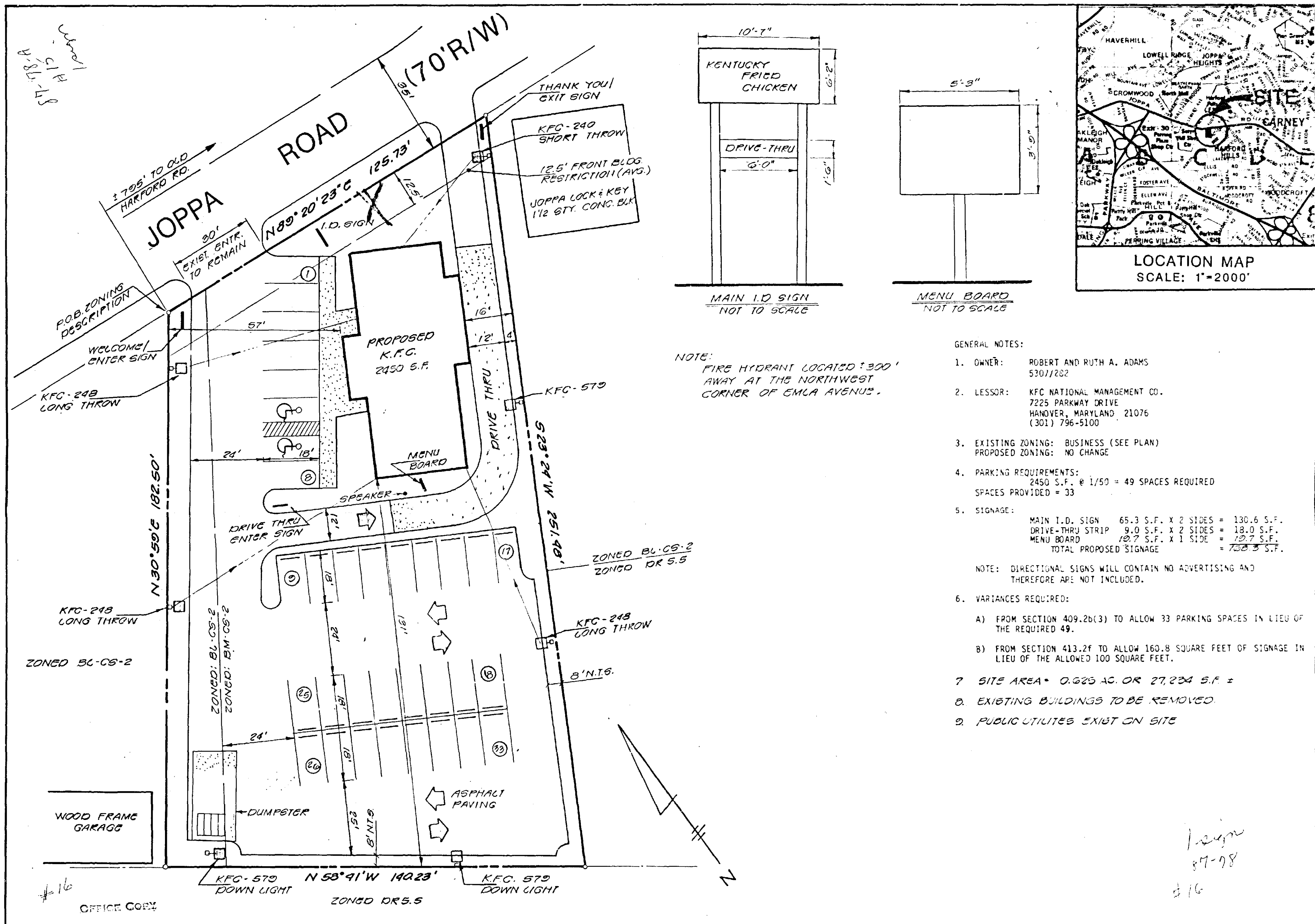
MICROFILMED

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9-24 Date of Posting: 7/25/86  
Posted for: Ruth Ann Adams  
Petitioner: Ruth Ann Adams  
Location of property: 2205 East Joppa Rd., 795' W. Old Harford Rd.  
Location of Signs: 2205 E. Joppa Rd.  
Remarks: Properly filed.  
Posted by: *[Signature]* Date of return: 8/1/86  
Number of Signs: 1





**STV / LYON ASSOCIATES**

Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 301-944-9112

**PLAN PREPARATION**

DRAWN BY T KILLMEYER	DATE 7/8/86
DESIGNED BY	SCALE 1" = 20'
CHECKED BY	JOB NO: 7807-59-015

**MICROFILMED**

*James M. Killmeyer*

**PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE**

**KFC**  
2205 E. JOPPA ROAD  
BALTIMORE CO., MD ELECT. DIST. 9-C6

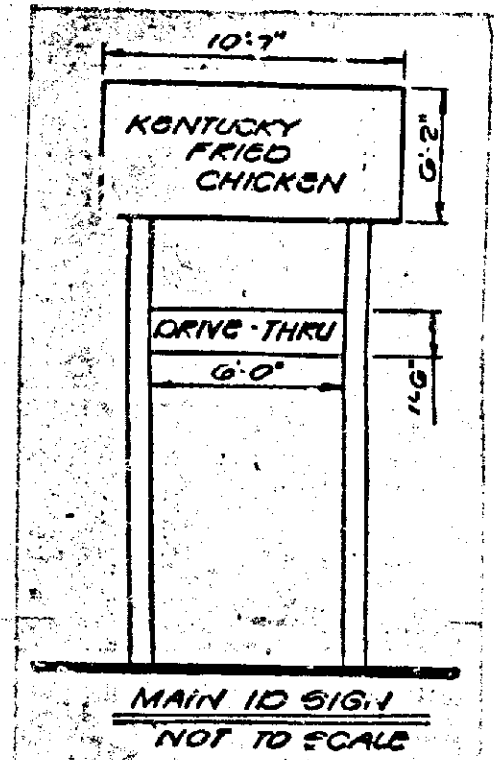
**DRAWING NO.**

**V-1**

**SHEET NO.**

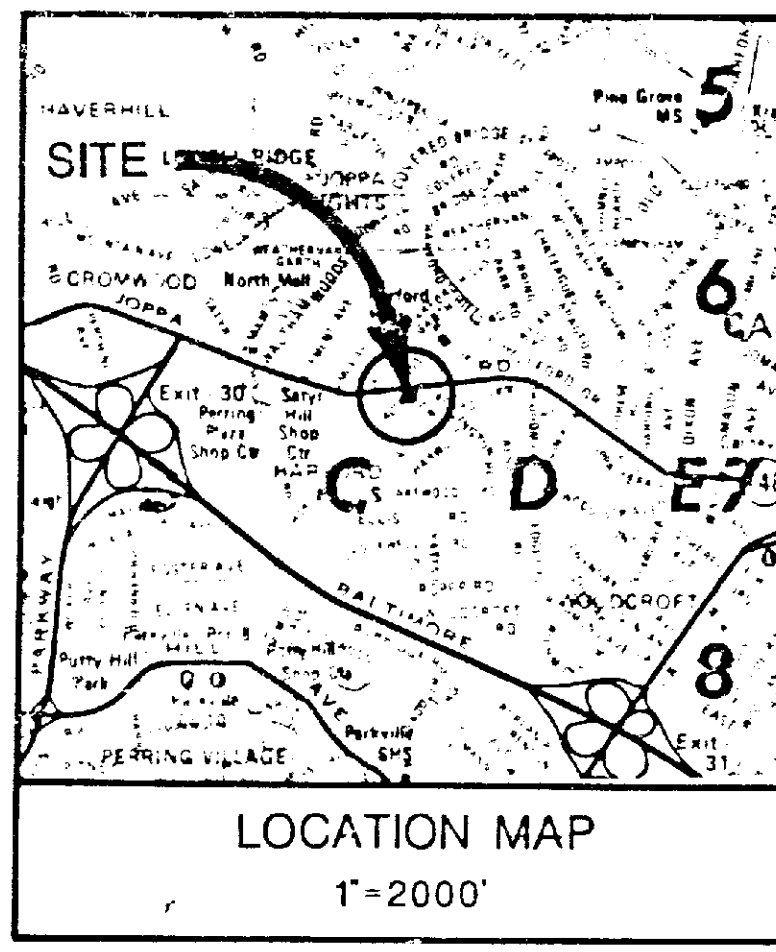
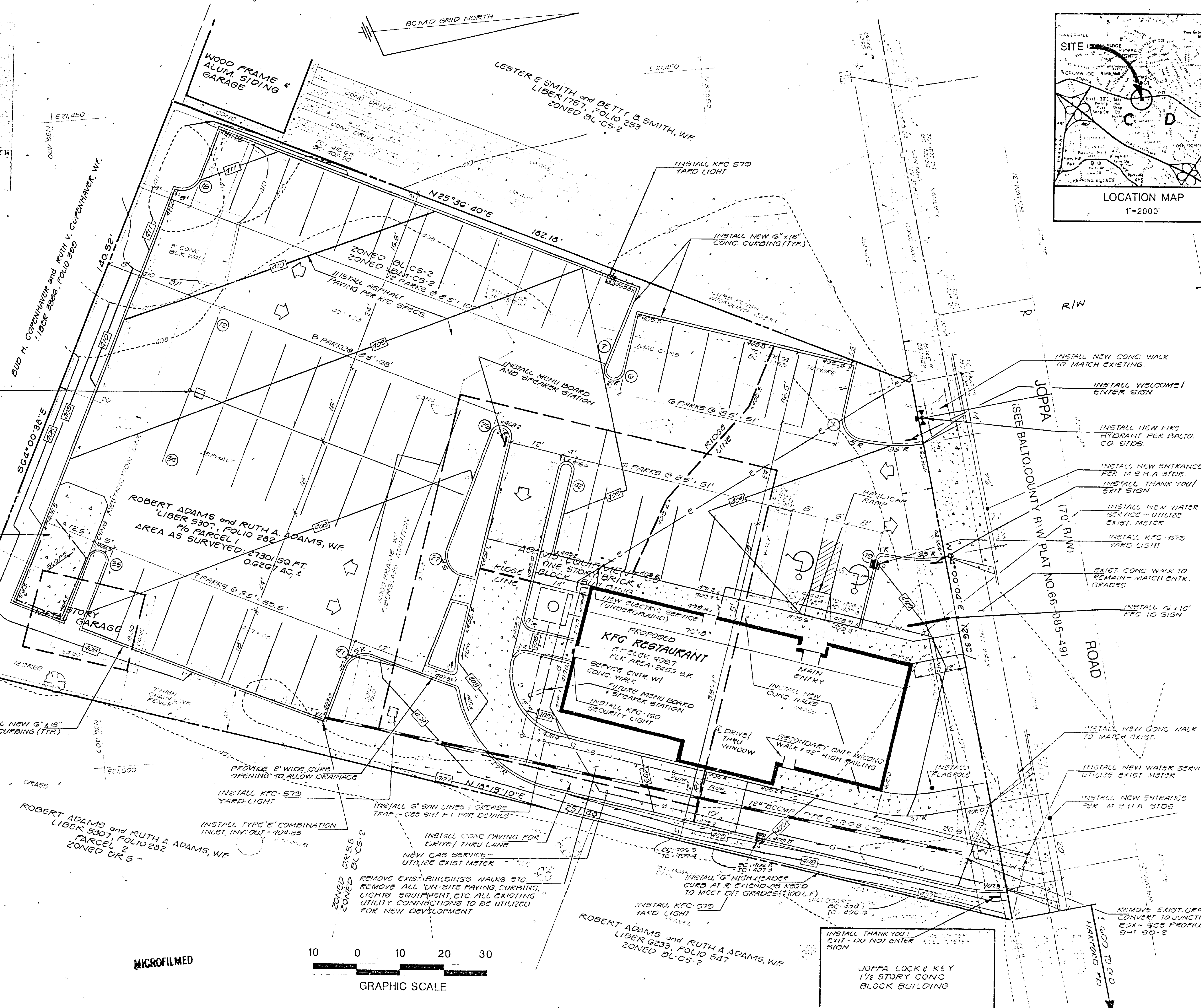
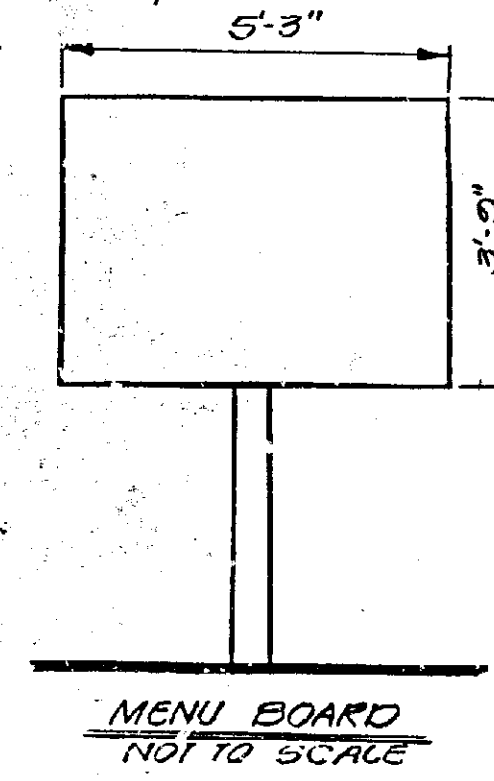
**1 of 1**

GENERAL NOTES:  
 1. OWNER: ROBERT AND RUTH A. ADAMS, 5307/253  
 2. LESSOR: KFC NATIONAL MANAGEMENT CO., 7725 HANOVER DRIVE, HANOVER, MD 21076 (301) 794-8100  
 3. EXISTING ZONING: BUSINESS (SFE PLAN)  
 4. PROPOSED ZONING: NO CHANGE  
 5. APPLICABLE REQUIREMENTS: 2000 S.F. @ 1/50 = 40 SPACES REQUIRED  
 6. SIGNAGE: MAIN 10'x10' SIGN - 66.2 S.F. @ 2 SIZES = 132.4 S.F.  
 DRIVE-THRU SIGN - 10'x10' S.F. @ 2 SIZES = 100 S.F.  
 TOTAL PROPOSED SIGNAGE = 232.4 S.F.  
 NOTES: DIRECTIONAL SIGNS WILL CONTAIN NO ADVERTISING AND THEREFORE ARE NOT INCLUDED.  
 7. DISTANCES REQUIRED: AT FROM SECTION 413.29' TO ALLOW 140.8 SQUARE FEET OF SIGNAGE IN SIGN OF THE ALLOWED 100 SQUARE FEET.  
 8. SITE AREA: 0.025 AC. OR FLTM S.F. @  
 9. EXISTING BUILDINGS TO BE REMOVED.  
 10. ROAD CLOSURE MUST BE ON SITE



INSTALL KFC-579 YARD LIGHT

INSTALL CONC. PAD & TRASH ENCLOSURE - SEE SHT. 9-2 FOR DETAILS



Revisions		
No	Description	Date

Certification

PLAT TO ACCOMPANY  
 PETITION FOR ZONING VARIANCE  
 K.F.C.  
 2205 E JOPPA ROAD  
 9TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

STVLyon Associates  
 Engineers and Surveyors

REVISED PLANS  
 ITEM # 16  
 5-78

Scale: 1"=10'  
 Date: 8/15/86  
 Drawn By: T. KILLMEYER  
 Job Number: 7807-59-013  
 Sheet: V-1  
 1 of 1